

SEPA ENVIRONMENTAL CHECKLIST

1. Name of proposed project, if applicable: *Estates at Hillside Gardens*
2. Name of applicant: *F & M Development Company, LLC*
Attn: Greg McKenna
3. Address and phone number of applicant and contact person: *Agent: Apex Engineering, Attn: Tres Kirkebo: 2601 South 35th Street, Suite 200, Tacoma, WA 98409, 253-473-4494*
4. Date checklist prepared: *6/5/15*
5. Agency requesting checklist: *City of Auburn*
6. Proposed timing or schedule (including phasing, if applicable): *Summer 2015 permitting Fall/Winter 2015 construction*
7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain. *None proposed*
8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal. *Geotech Report, SEPA Checklist*
9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain. *None known*
10. List any government approvals or permits that will be needed for your proposal, if known. *AUP, SEPA, Design Review, Site Development, Utility Permits*
11. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.) *The applicant is proposing a 127 unit active adult residential development within the City of Auburn accessed off Howard Road. The project will have a gated entry and secured parking. The project will include perimeter buffering and a private courtyard for the community residents. Please see the site plan and associated materials for details.*
12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist. *The proposal is located at 1905 and 1919 Howard Rd. SE*

ENVIRONMENTAL ELEMENTS

1. Earth

- A. General description of the site (circle one): Flat, rolling, hilly, steep slopes, mountainous, other _____
The site is predominately flat.
- B. What is the steepest slope on the site (approximate percent slope)? *The steepest slope is approximately 8% near the southwest portion of the property.*
- C. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any agricultural land of long-term commercial significance and whether the proposal results in removing any of these soils. *Please find the attached Geotech Report for details.*
- D. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe. *None known.*
- E. Describe the purpose, type, total area, and approximate quantities and total affected area of any filling, excavation, and grading proposed. Indicate source of fill. *Very little grading is proposed for the subject development.*
- F. Could erosion occur as a result of clearing, construction, or use? If so, generally describe. *None anticipated.*
- G. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)? *Approximately 65% of the completed site will be improved with impervious surfaces.*
- H. Proposed measures to reduce or control erosion, or other impacts to the earth, if any: *Compliance with city codes and ordinances.*

2. Air

- A. What types of emissions to the air would result from the proposal during construction, operation, and maintenance when the project is completed? If any, generally describe and give approximate quantities if known. *Some emissions would occur during construction of the project.*
- B. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe. *None known.*
- C. Proposed measures to reduce or control emissions or other impacts to air, if any: *None proposed.*

3. Water

- A. Surface Water:
- 1) Is there any surface water body on or in the immediate vicinity of the site (including

year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into. *Stuck Creek is located approximately .5 miles south of the project site.*

- 2) Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans. *No.*
- 3) Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material. *None proposed.*
- 4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known. *No.*
- 5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan. *No. According to FEMA panel 53033C126F, effective 05/15/1995, the site is not within a flood zone.*
- 6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge. *None proposed.*

B. Ground Water:

- 1) Will groundwater be withdrawn from a well for drinking water? Give general description, purpose, and approximate quantities if known. *No.*
- 2) Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve. *None proposed.*

C. Water runoff (including stormwater):

- 1) Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe. *Stormwater will be collected on-site and directed to an on-site private infiltration system.*
- 2) Could waste materials enter ground or surface waters? If so, generally describe. *Yes. If untreated, oils and greases could enter surface water.*

D. Proposed measures to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any: *Compliance with City of Auburn Storm Water Manual.*

4. Plants

- A. Check the types of vegetation found on the site:
___deciduous tree: alder, maple, aspen, other Cottonwood
___X evergreen tree: fir, cedar, pine, other
___shrubs
___grass
___pasture
___crop or grain
___ Orchards, vineyards or other permanent crops.
___ wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other
___water plants: water lily, eelgrass, milfoil, other
___other types of vegetation:
- B. What kind and amount of vegetation will be removed or altered? *All vegetation within the development envelope will be removed. Some of the perimeter vegetation along the western property line may be preserved and retained.*
- C. List threatened and endangered species known to be on or near the site.
None Known.
- D. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any: *Please find attached landscape plan for details.*
- E. List all noxious weeds and invasive species known to be on or near the site. *None Known.*

5. Animals

- A. Circle any birds and other animals which have been observed on or near the site or are known to be on or near the site. Examples include:
birds: hawk, heron, eagle, songbirds, other:
mammals: deer, bear, elk, beaver, other: small rodents, opossum, skunk, coyotes
fish: bass, salmon, trout, herring, shellfish, other _____
- B. List any threatened and endangered species known to be on or near the site. *None known.*
- C. Is the site part of a migration route? If so, explain. *No.*
- D. Proposed measures to preserve or enhance wildlife, if any: *New landscaping.*

6. Energy and natural resources

- A. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it

will be used for heating, manufacturing, etc. *The project's energy needs will be met with gas and electricity.*

- B. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe. *No.*
- C. What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any: *Compliance with energy conservation code.*

7. Environmental health

- A. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur as a result of this proposal? If so, describe. *No.*
 - 1) Describe special emergency services that might be required: *None anticipated.*
 - 2) Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity. *None proposed.*

8. Noise

- A. What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)? *Vehicular noise along Howard Road SE.*
- B. What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site.
Short term – construction noise impacts
Long term – Vehicles associated with residency
- C. Proposed measures to reduce or control noise impacts, if any: *Traffic mitigation, perimeter landscaping, entrance location design.*

9. Land and shoreline use

- A. What is the current use of the site and adjacent properties?
The site was previously used as a bowling alley/salon
East/North – Howard Road SE
West – Single Family/"O" Ct. SE
South – Single Family
- B. Has the project site been used as working farmlands or working forest lands? If so, describe. *Not known*

- C. Describe any structures on the site. *The site is currently improved with an old salon building and associated parking improvements.*
- D. Will any structures be demolished? If so, what? *Yes, all structures will be removed.*
- E. What is the current zoning classification of the site? *C-1 Commercial*
- F. What is the current comprehensive plan designation of the site? *Light Commercial*
- G. If applicable, what is the current shoreline master program designation of the site? *N/A*
- H. Has any part of the site been classified as a critical area by the city or county? If so, specify. *No.*
- I. Approximately how many people would reside or work in the completed project?
Reside – 127
Work – 3 (one-full time manager, one full-time maintenance person and one part-time leasing person)
- J. Approximately how many people would the completed project displace?
The site is currently vacant.
- K. Proposed measures to avoid or reduce displacement impacts, if any:
None proposed
- L. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any: *Compliance with Zoning Code, Comprehensive Plan, and Design Standards.*

10. Housing

- A. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing. *127 low-income units*
- B. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing. *0*
- C. Proposed measures to reduce or control housing impacts, if any: *None proposed*

11. Aesthetics

- A. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?
The single structure is anticipated to be 45 feet tall. Exterior of building will consist cement composite siding.
- B. What views in the immediate vicinity would be altered or obstructed?
Territorial views of the site will be altered.

- C. Proposed measures to reduce or control aesthetic impacts, if any:
Compliance with landscape requirements and building design standards.

12. Light and Glare

- A. What type of light or glare will the proposal produce? What time of day would it mainly occur? *Project will produce some interior lighting.*
- B. Could light or glare from the finished project be a safety hazard or interfere with views? *No significant lighting impacts are anticipated.*
- C. What existing off-site sources of light or glare may affect your proposal?
None anticipated.
- D. Proposed measures to reduce or control light and glare impacts, if any:
Design standard compliance

13. Recreation

- A. What designated and informal recreational opportunities are in the immediate vicinity? *Game Farm Park is located approximately .5 miles to the south of the project site.*
- B. Would the proposed project displace any existing recreational uses? If so, describe. *No.*
- C. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:
None proposed.

14. Historic and Cultural Preservation

- A. Are there any places or objects listed on ,or proposed for, national, state, or local preservation registers known to be on or next to the site? If so, please describe: *None known.*
- B. Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources. *None known.*
- D. Generally describe any landmarks or evidence of historic, archaeological, scientific, or cultural importance known to be on or next to the site. *None known.*

15. Transportation

- A. Identify public streets and highways serving the site or affected geographic area and describe proposed access to the existing street system. Show on site plans, if any. *Howard Road SE will provide main access to site via secured gate. A secondary, gated, emergency vehicle and non-motorized connection is proposed along the O Court SE frontage.*

- B. Is site currently served by public transit? If not, what is the approximate distance to the nearest transit stop?
Yes, the nearest transit service is provided by King County Metro along Auburn Way S. with stops located at the "M" Street SE intersection which is approximately ¼ mile from the project site.
- C. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate?
142 parking spaces to be provided.
- D. Will the proposal require any new or improvements to existing roads, streets, pedestrian, bicycle or state transportation facilities, not including driveways? If so, generally describe (indicate whether public or private).
Frontage improvements will be provided along Howard Road SE.
- E. Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe. *None proposed.*
- F. How many vehicular trips per day would be generated by the completed project or proposal? If known, indicate when peak volumes would occur.
Using a multiplier of 3.44 –437 ADTs would be created. Peak volumes would occur during the weekday PM peak, between 4pm and 6pm.
- G. Proposed measures to reduce or control transportation impacts, if any:
Traffic impact fees, frontage improvements.

16. Public services

- A. Would the project result in an increased need for public services (for example: fire protection, police protection, public transit, health care, schools, other)? If so, generally describe. *Yes, the project will incrementally increase demand for public services.*
- B. Proposed measures to reduce or control direct impacts on public services, if any. *The increase in public services will be offset by new tax revenue generated by project.*

17. Utilities

- A. List utilities currently available at the site: electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other _____.
Power, gas, telephone, cable, sewer, water.
- B. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed.
*Sewer – City of Auburn
 Water – City of Auburn*

Signature

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Owner/Agent Signature: ***[Signature on File]***

Date Submitted: **6/24/2015**